

University Heights at Newark III

Construction Punchlist

Grading

Building 1

This building still needs to have the garages finished and driveways installed.

The slope between Buildings 1 & 2 will be a constant maintenance headache if left the way it is. There already has been serious washouts on this slope with sidewalks undermining and settling.

Side of unit #20 - large gaps in sod.

Building 2

The slope between Buildings 2 & 3 similar to the slope between 1 & 2.

Building 3

The steep slope along the Market St. side of the building presents similar problem, plus the parking lot side of Building 3.

The area around the large transformer has settled. Level Box and build up grade around it.

Building 41

Grade in mulchbeds at the following units pitch towards Building: #10, 12, 54.

Building 42

Grade in mulchbeds at the following units pitch towards Building: #13, 15, 55.

Low area on walk in front of meter closets, southside of the building.

Building 5

At #2 mulchbed by driveway will wash out.

Footing for handrail between units #4 & 6 is above ground and loose.

#6 - grade in mulchbed pitches toward building.

Building 6

#10, 12, 16 - grade in mulchbed pitches toward building.

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Building 7

Area marshy by park between Buildings 7 & 8 - regrade.

Front of unit #102 - regrade.

Lower valve by #77.

Low area front of #97 in sod.

Building 8

Finish landscaping around park area by #89.

Area marshy in park area across from unit #93. High area in swale behind black pine.

Slope between Building 7 & 8, hard to maintain.

Building 9

Finish decorative wall and surrounding area.

Level transformer between Building 9 & gas station.

Lower water valve between Building 9 and gas station.

Building 10

Dead sod by corner of #21.

Low area, side of building by #21.

Dead sod by corner of #59.

Water ponds in road by corner of island across from Building 11, Unit #65.

Building 11

Drain cover not fitting too well in driveway for #67.

Ground marshy, both sides of walk, between Buildings 10 & 11.

Building 12

Support A/C's - side of building by #33.

Water sitting by meter closets by #33 - drain must be clogged.

Marshy area between Building 12 & 13, both sides of walk - area is low.

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Building 13

~~Water ponding~~ road between Buildings 11 & 13 by dumpster and groove in

#40 - ground settled under deck - 13th Ave. side of building.

#40 - ground settled along driveway and walks - 13th Ave. side of building.

#32 - ground settled along driveway and walks.

#41 - side of building - need paper and stone by A/C's.

General Site Items

There are many areas where mulch is scarce or nonexistent. The landscaper should be held accountable for the required depth of mulch.

The base of many lightposts remain exposed. Also some are leaning. Both of these issued should be remedied.

All A/C's must be leveled.

The wall of the dumpster enclosure between Buildings 3 & 41 is cracked badly.

There are concrete forms still in place from previous repairs throughout the site. Please remove these and fill the gaps with topsoil and seed. There are areas where the forms were removed but the gaps were never filled. Please topsoil and seed these also.

Building #9

General Items

Completely fill holes at base of all exterior railings.

Fill and paint large dentil moldings.

Silicone at all entry door saddles.

Clean all brick of excess grout.

Lentil rusting thru.

Seal at all brick front windows and sliders.

Secure all dryer vents at brick (entire site). Tape is the only thing holding them on.

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Building #9A

Siding loose left of dryer vent.

Fill nails and paint large dentil molding.

Caulk where J-channel meets side of stairs.

Building #9B

Seal at entry exterior light fixture.

Remove deck overspray and tape at deck coils.

Building #9D

Seal at brick & J-channel top L/S of entry door.

Seal at J-channel and stair sides.

Building #9E

Fill nails and paint large dentil molding.

Building #9F

Parged area between E & F stairs cracking.

West Side of Building

Level all A/C compressor.

Fill and paint nails and mitre at large dentil molding.

Insulate penetrations at back wall of meter closets.

2nd coat meter closet doors.

~~Identifying~~ wall, walkway, landscaping, etc. not completed on west-

Building 9G

Exterior electrical outlet cover missing.

Seal at brick and garage jambs.

T/U scratched railings and entry.

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Building 9H

Fill hole behind leader drain at top of stairs.

Seal at J-channel at stair side.

Fill nails and T/U deck dentil moldings.

Building 9I

T/U scratched entry railings.

Building 9J

Seal at brick and garage jambs.

Building 9K

Secure top right fypon at brick.

Building 9L

Siding loose below 1st and 2nd floor double windows.

Parge crack at foundation between garages.

East Side of Building (Facing gas station)

Level all A/C compressors.

Install cable and phone box covers at meter closets.

2nd coat meter closet doors.

Replace all 6 rusted meter closet hinges.

Remove tape and deck overspray at deck coil.

Fill and paint dentil moldings at top decks.

SIDEWALKS

Service walk cracked at sidewalk to Units 105 & 107.

Sidewalks never installed at 13th St. - L/S of Bldg. #9.

Note: Awaiting reconstruction of wall and walkway.

Last section of sidewalk cracked where it ends on 13th St.

1 section of sidewalk cracked behind reconstructed wall (front of Building 11).

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Entry to site from Wickliffe St./left of Sales Models - Apron at L/S cracked and both sides tar covered (due to paving).

Landing cracked at stairs to Units 109 & 110 Vaughan Dr. (Bldg 4).

Landing cracked at bottom of stairs R/S of storm drain at 108 Vaughan Drive (Building #7).

Limestone step at bottom of unit 101 Vaughan Dr. Cracked (Building #7). Note: Rail installed in step.

Dog prints throughout 2 sections of sidewalk northside of Building #7 at parking lot.

Sidewalk cracked backside of Building #1 (7 Vaughan Dr.) before steps. (5 Vaughan Dr.) before steps.

Sidewalk (2 sections) written in northside of Building #1, W. Market St.

2 sections written in and 1 section cracked at lamp post northside, W. Market St. of Building #2.

4 Sections written in surrounding mail box between Buildings 2 and 3.

Cracked section at lamp post on W. Market St. between Buildings 2 & 3

Sidewalk settled 1/2" at stairs to W. Market St. Northeast side of Building #3. Also To Vaughan Dr. Southeast side of Building #3.

1 section cracked between mail box and stairs between Buildings 2 and 3.

Walkway cracked at Building #3 meter closets (South side of building).

2 sections cracked between units 43 and 46 Vaughan Dr. (Building #3).

1 step to unit 41 Vaughan Dr. cracked (limestone).

2 sections cracked L/S of unit 42 Vaughan Dr.

GARBAGE BIN

Northwest corner of Building #3.
Settlement up to 3/4" at brick on backside of bin.

2 Belgian blocks cracked, 2 missing westside of Building #3.

Garage apron cracked at Unit 42H (16 Krueger Ct.).

Replace Belgian block at Unit 41F (10 Krueger Ct.) on edge and no finger joint.

Large section and 2 small strips cracked at entry to site from Richmond St.

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Northside of Building 13 - Areaway surrounding meter closets back pitched and holding water (re-do).

NOTE: GENERAL ITEM: All parged areas between stairs that are side-by-side are cracking (water may undermine stairs).

Replace 12 defective sections at Northside of Building 10 (bad concrete)- 1 section cracked at meter closet stairs Northside of Building #10.

1 Belgian block missing at mailbox at Westside of Building #8 (77 Vaughan Dr.)

Missing fingerjoint at block at 79 Vaughan Dr.

Loose fingerjoints at island at mailbox at Eastside of Building #8.

4 Sections of dog prints at back of garage bin at Northwest corner of Building #7.

1 section cracked at Northwest corner of quad (where gazebo is located).

✓ Pavers settled at gazebo.

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